001.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	898,900 / 898,900
					USE VALUE:	898,900 / 898,900
					ASSESSED:	898,900 / 898,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13	-15	FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REPUCCI DONNA/TRUSTEE
Owner 2:	ANGELA CORREIA TRUST
Owner 3:	
Street 1:	P.O. BOX 586
Street 2:	
Twn/City:	YORK BEACH
St/Prov:	ME Cntry: Own Occ: N
Postal:	03910 Type:

PREVIOUS OWNER

Owner 1:	REPUCCI DONNA/TRUSTEE -
Owner 2:	ANGELA CORREIA TRUST -
Street 1:	15 FAIRMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1902, having primarily Aluminum Exterior and 2621 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4000.000	466,900		432,000	898,900
Total Card	0.092	466,900		432,000	898,900
Total Parcel	0.092	466,900		432,000	898,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.96 | /Parcel: 342.9

Legal Description

User Acct 457

GIS Ref

GIS Ref

Insp Date 08/04/17

Entered Lot Size

Total Land:

Land Unit Type:

!44!

PREVIOUS ASSESSMENT

Parcel ID 001.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	467,000	0	4,000.	432,000	899,000	899,000	Year End Roll	12/18/2019
2019	105	FV	362,600	0	4,000.	459,000	821,600	821,600	Year End Roll	1/3/2019
2018	105	FV	362,600	0	4,000.	334,800	697,400	697,400	Year End Roll	12/20/2017
2017	105	FV	341,100	0	4,000.	291,600	632,700	632,700	Year End Roll	1/3/2017
2016	105	FV	341,100	0	4,000.	248,400	589,500	589,500	Year End	1/4/2016
2015	105	FV	306,400	0	4,000.	243,000	549,400	549,400	Year End Roll	12/11/2014
2014	105	FV	306,400	0	4,000.	199,800	506,200	506,200	Year End Roll	12/16/2013
2013	105	FV	317,900	0	4,000.	190,100	508,000	508,000		12/13/2012

PRINT

Date	Time
12/10/20	15:56:12

LAST REV

Date	Time
01/17/18	09:56:04

danam

44

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REPUCCI DONNA/T	34857-206		2/1/2002	Family	1	No	No		
CORREIA ANGELA	28428-142		4/9/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/27/2017	1673	Window/S	4,350	C				
11/1/1993	539	Manual	2,000					REPAIR FIRE DAMAGE

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2017	MEAS&NOTICE	HS	Hanne S
1/27/2009	Meas/Inspect	189	PATRIOT
10/12/1999	Inspected	264	PATRIOT
9/23/1999	Measured	163	PATRIOT
9/23/1999	Mailer Sent		
8/26/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	457
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 432,000 | Spl Credit | Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1902	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05061042
Const Adj.:	0.99000001
Adj $ / SQ:	176.818
Other Features:	148000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	676689
Depreciation:	209774
Depreciated Total:	466915

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	5	Baths:	3	HB	

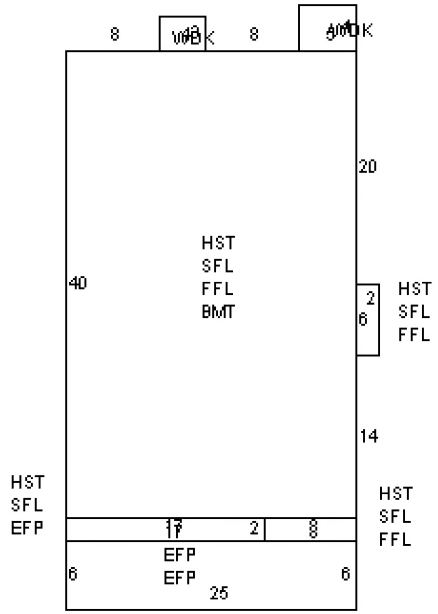
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	4	1	3
Totals			
3	14	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	176.82
Special Features:	0	Val/Su Net:	117.11
Final Total:	466900	Val/Su SzAd	178.14

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,062	176.820	187,780
FFL	First Floor	1,028	176.820	181,769
BMT	Basement	1,000	53.050	53,045
HST	Half Story	531	176.820	93,890
EFP	Enclos Porch	334	35.020	11,697
WDK	Deck	32	15.840	507

Net Sketched Area:	3,987			Total:	528,688
Size Ad	2621	Gross Are	4518	FinArea	2621

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

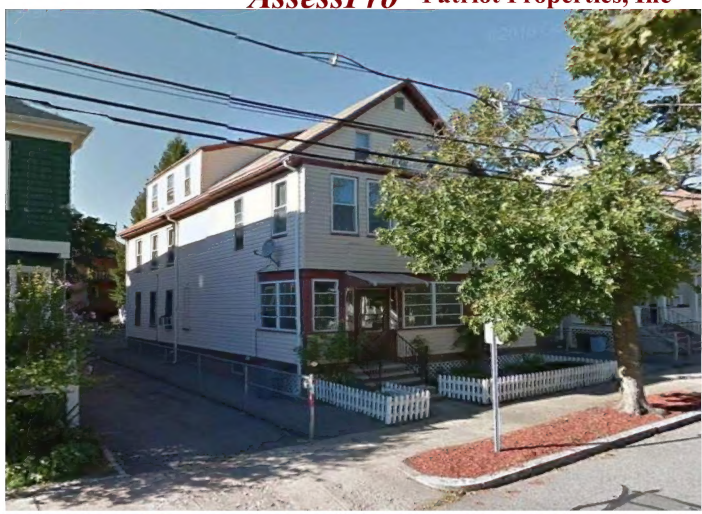
Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	14X8	A	AV	1980	0.00	T	31.2	105						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc